

Historic Preservation Commission
Regular Called Meeting
November 15, 2005

Item 1. Call to Order:

The Round Rock Historic Preservation Commission met in regular session on Tuesday, November 15, 2005 in the Planning Conference Room located at 301 W. Bagdad, Suite 210. Present were Chairperson Gary Brown, Vice-Chairperson Lynn Smith and Commissioners Billy Huggins, Earl Palmer, and David Crutchfield (arrived at 5:35 p.m.). Also in attendance were Joelle Jordan, Senior Planner and Amy Swaim, Administrative Technician. With a quorum present, Chairman Gary Brown called the meeting to order at 5:30 p.m.

Item 2. Approval of Minutes:

2.a. September 20, 2005 Regular Meeting

Motion: Motion by Commissioner Palmer, second by Commissioner Huggins to approve the September 20, 2005 minutes as presented.

Vote:	Aye:	Gary Brown Earl Palmer Billy Huggins Lynn Smith
	Nay:	None
	Non-Voting:	None
	Absent:	David Crutchfield
	Abstain:	None
	Action:	Motion carried

Item 3. New Business:

- 3.a. Consider a recommendation to approve changes to the exterior of the building at 109 E. Main Street and consider a recommendation to approve paint colors for doors and the area around the doors.**

Ms. Jordan began by indicating the two (2) issues related to this item are as follows: 1) The change in paint colors occurred without permission from the Historic Preservation Commission; and 2) The colors themselves are in question. She referenced photos included in the packets that reflect the new colors.

Present on behalf of the applicant were Kevin Monteith, property owner, and Marianne Bedard, tenant.

Ms. Bedard pointed out that due to printer variations, the colors (pinks) in Staff's photos are brighter than the actual paint itself.

Ms. Jordan continued by citing the City's commercial design guidelines, which states: "Paint colors should be appropriate to the style, period and type of building and its district or area." She indicated she has had several calls from various downtown business owners questioning whether the paint colors had been approved by the Commission. Ms. Jordan stated her recommendation is that the Commission consider allowing the pink doors but changing the colors of the architectural embellishments and the panels around the doors. She indicated she does not believe the doors are historic in nature.

Commissioner Palmer stated he believes the doors were installed in the early 1980's.

Mr. Monteith indicated he feels there was a good chance that the doors of the subject property were pink at the time of original construction.

Vice Chairperson Smith asked the applicant how he came to that conclusion.

Mr. Monteith stated pink was a popular western color, and the building was used for boarding. He indicated given the era, it was clearly a colorful building, as was Round Rock a colorful town. Mr. Monteith stated although he was initially skeptical of the colors, he believes the front of the building should reflect the business itself.

Ms. Bedard explained that the business, called "The Party Image", is a place for girls ages 17 and under to have parties in a spa atmosphere, adding it is a "girlie-girl" place. She stated one of the biggest challenges was how to distinguish the current business from the business previously operated from the site, which was a mortgage company. Ms. Bedard indicated she has had positive feedback from various downtown tenants regarding the pink doors and has even been encouraged to start a petition in favor of the new colors.

Color swatches provided by the applicant included:

100A-3u, Scented Valentine (door color)

100B-4u, Pink Chintz (door side panels / cartouche)

100B-5a, Springtime Bloom (inside walls / logo)

Chairperson Brown stated the business concept sounds great, but the real issues deal with what colors are acceptable and the fact that the colors should be representative of what is within the historic motif of the downtown area.

Mr. Monteith indicated there must be some shades of pink in the historic palette.

Ms. Bedard stated she moved to Round Rock from downtown Venice, Florida, which was built in the 1800's. She indicated pinks, peaches, and pale greens were pushed as historical colors in Venice, Florida.

Commissioner Crutchfield pointed out the fact that the buildings in Venice, Florida are of a different architectural style than those in downtown Round Rock, Texas.

Ms. Bedard asked where she can find colors to look at that are appropriate for this area.

Ms. Jordan stated Round Rock does not have an official adopted palette, but they do have a collection of colors, approved by the National Trust, that can be used as guidelines; however, because the colors are nationally based, they still need to keep in mind what would be appropriate for downtown Round Rock. She reminded the Commission that because the colors were not approved beforehand, this is technically a zoning violation. Ms. Jordan suggested to the Commission the best way to remedy the issue is to set up steps that will bring the building back into an approvable situation in order to avoid processing it as a zoning violation.

Chairperson Brown agreed, adding that he feels the owner and tenant should be allowed the opportunity to choose from the National Trust colors.

Ms. Jordan stated she researched the history of the subject building and was unable to determine what color(s) the exterior might have been.

Mr. Monteith indicated the color pink is driven by red berries crushed into white paint, therefore making it a prevalent color during the 1890's.

Vice Chairperson Smith asked if there are windows located behind the wood panels.

Mr. Monteith replied no. He indicated he is of the understanding that historic doctrine states he is required to meet 90% of the color code, with the remaining 10% to be colors of his choosing.

Vice Chairperson Smith stated there is no language addressing percentage. She suggested painting the panels black.

Ms. Bedard asked if doing so would allow them to keep the light pink doors and pink cartouche.

Mr. Monteith stated, "Let's paint these things black (panels), but we don't want to paint the cartouche black." He indicated he could have it done the following day.

Ms. Bedard indicated she is amazed at the controversy before the Commission, because from what she hears, people in the downtown area like the pink colors.

Commissioner Huggins stated he has a business downtown as well, and he has heard quite the opposite.

Vice Chairperson Smith indicated painting the panels black would balance with the sign and would lean more toward the historic side; however, the color of the cartouche is still an issue.

Chairperson Brown stated the color of the cartouche needs to be toned down.

Mr. Monteith recommended painting the side panels black and leaving the rest of the facade as is until the next time it needs to be painted, which will be approximately three (3) years. He stated at that time, he will apply gold leaf to the cartouche.

Vice Chairperson Smith indicated the entire cartouche is inappropriate for a historic building.

Mr. Monteith stated he is trying to maintain what he has, not cut out parts of the building.

Vice Chairperson Smith suggested painting the cartouche the same color as the door in order to lighten it.

Mr. Monteith stated he could go for that, because he still has some of that particular paint left over.

Commissioner Crutchfield asked if precedent becomes an issue if the applicant is permitted the pink color.

Mr. Monteith indicated everything is a precedent, pointing out Main Street Grill's neon lights.

Vice Chairperson Smith stated the neon at Main Street Grill falls within the sign ordinance for restaurants.

Commissioner Crutchfield indicated he believes allowing the pink colors on the subject building will set the wrong precedent for other downtown businesses.

Chairperson Brown and Commissioner Huggins agreed.

Commissioner Crutchfield stated the pink colors are not appropriate for Round Rock's historic district.

Vice Chairperson Smith indicated if the applicant were able to provide evidence suggesting that this particular building, in this town and during a certain time period was pink, they would have proof of an existing precedent for that building.

Mr. Monteith argued that pink was a popular color of the Gay '90's.

Commissioner Crutchfield pointed out that in Victorian times, especially in this area, pink was not a popular color, and colors were in fact "toned-down".

Vice Chairperson Smith pointed out the new pink colors on the subject property are technically enhanced and would have been impossible to create in the 1890's.

Mr. Monteith stated there were pink buildings all through the country during that time.

Commissioner Crutchfield stated while that might be true, the palettes were not as bright.

Vice Chairperson Smith concurred, adding once again that the colors currently on the building would have been impossible to create during the late 1800's.

Mr. Monteith stated that the color should be reflective of the business.

Commissioner Huggins asked if the business is walk-by, drive-by, or reservation.

Ms. Bedard indicated it is generally a walk-by business, although they do advertise in various forms.

Vice Chairperson Smith addressed a color from the National Trust, Homestead Resort Parlor Raspberry, which is a bright shade of pink.

Ms. Bedard indicated she saw that particular color and finds it hard to believe that it could be approved, adding it is "as lipstick color as it gets".

Commissioner Crutchfield stated the issue at hand deals with what is appropriate for historic downtown Round Rock.

Vice Chairperson Smith pointed out one color from the National Trust, 1007-8a, Del Coronado Dusty Rose, which she believes to be an appropriate shade of pink.

Mr. Monteith stated there is a Mexican food restaurant down the street painted vivid colors from a palette not included in the National Trust colors.

Commissioner Crutchfield indicated that the Mexican food restaurant is not located within the historic district.

Mr. Monteith stated there is not an official palette for this area.

Ms. Jordan indicated there is language within the ordinance that guides the Commission to make a determination regarding appropriate colors.

Vice Chairperson Smith stated if the Commission were to make a decision tonight, it would look as though Del Coronado Dusty Rose and black would be the colors of choice. She pointed out that even with that particular shade of pink, they would be allowing a color she does not believe existed in Round Rock before now.

Ms. Bedard asked if they are limited to the colors in the book.

Vice Chairperson Smith stated she is willing to allow the applicant the opportunity to explore other color palettes and present them to the Commission for consideration.

Ms. Bedard asked if choosing a *shade* from a color approved by the National Trust would guarantee approval by this Commission.

Vice Chairperson Smith replied no.

Ms. Bedard stated they do not want a darker pink color.

Chairperson Brown indicated if the applicant wants a decision tonight, the Commission would lean toward colors approved by the National Trust; however, the other choice is for the applicant to come back at a later meeting with a proposal for approval by the Commission.

Ms. Jordan added that because this is a zoning violation, some sort of time limit should be imposed.

Chairperson Brown suggested coming back with a recommendation at the December meeting, with the idea that the building will be repainted by the January meeting.

Mr. Monteith stated that although he wants to come to an agreement, he also wants the business to be represented for what it is.

Commissioner Crutchfield indicated technology makes it undisputable that these colors (current pink colors on building) could not have existed in the 1890's.

Mr. Monteith stated if they had red berries, they had the technology to make pink paint. He indicated the colors being suggested by the Commission are browns as opposed to pinks.

The following color swatches were loaned to Ms. Bedard: 1008-3; 1006-3; 1007-5; and 1007-8.

Ms. Bedard stated she likes the idea of black panels.

Vice Chairperson Smith indicated providing evidence of pink paint in the historic district could help with the issue of precedent.

Mr. Monteith suggested painting the side panels black, and the next time the building needs to be painted, he will do it right.

Chairperson Brown stated it is already in violation, and they cannot continue to allow it.

Mr. Monteith asked if the Commission would like him to repaint it back to its original color, adding he received a letter asking him to repaint the front of the building "the same color".

Motion: Motion by Smith, second by Palmer to give the business owner and tenant(s) until the next meeting to explore paint and palette colors and come back with suggestions which the Commission can consider at that time. Additionally, the issue must be resolved within 90 days of today's date.

Mr. Monteith stated he cannot agree to abide by something that has yet to be discussed. He indicated he will research what was around in the 1890's and come back before the Commission.

Commissioner Crutchfield indicated the Commission is doing something positive for Mr. Monteith by saying he is not in violation and allowing him the opportunity to come into compliance without being fined.

Vice Chairperson Smith stated there could be a special meeting if the applicant comes up with a color palette for consideration before the regularly scheduled December meeting.

Chairperson Brown reminded the Commission a motion is on the table and requires action.

Vote:	Aye:	Gary Brown Lynn Smith Earl Palmer David Crutchfield Billy Huggins
	Nay:	None
	Non-Voting:	None
	Absent:	None
	Abstain:	None
	Action:	Motion carried

Item 4. Old Business

None.

Item 5. Planners Report and Commissioners Comments

Commissioner Huggins asked if the 12' wooden fence at 119 E. Main, Hole in the Wall, was permitted.

Ms. Jordan stated she will research the issue.

Item 6. Adjournment

The meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Amy Swaim
Administrative Technician

